Providing Guidelines to GreenRoots on Creating a Community Land Trust in Chelsea, Massachusetts

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Assessing a Community Land Trust in Chelsea

**Goal Statement**
The goal of this project is to assess options and find stakeholder interest for creating a community land trust to provide affordable housing and community open space in Chelsea.

**Gentrification in Chelsea**
- Construction of middle class high rise buildings
- Steady increase in rental costs
- Citizens no longer renting but subleasing

**The CLT Model**
Community land trusts provide affordable and secure housing by providing long leases and having prices that are not affected by the fluctuating housing market. Community land trusts create affordable housing by developing and stewarding properties that sit atop land owned by the CLT itself.

**Benefits**
- Accessibility to affordable housing
- Buildings are safe and up to code
- Alleviate overcrowding
- Potential to create open space
- Social momentum
- Diversify affordable housing methods

**Challenges**
- Land shortage
- Pre-existing affordable housing options
- Conflict with other organizations
- New organizations have less influence
- Funding

**Options**
- Brownfields
- Blighted land
- Regular land
- Receivership
- Public housing
- Low-income subsidized housing
- Section 8 listings
- Empower resident group
- Inclusive board
- Community Preservation Act
- Massachusetts Affordable Housing Trust Fund
- North Suburban Consortium
- Community Development Block Grant
- Local businesses

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